

[illegible]

Date 8/13/09 Item 13

SDR-34464 - Supplemental Page One
August 13, 2009 - Planning Commission Meeting

PROJECT DESCRIPTION

Revised site and landscape plans have been submitted by the applicant. The landscape plan depicts a trellis with vines as a screening device for the utility box adjacent to Craig Road. This is not sufficient to meet the minimum requirement of three feet of landscape screening between the box and the right-of-way, and a Waiver is still required. The site plan depicts the removal of 10 parking spaces from the north end of the parking lot on the west side of the existing building to reduce the congestion created by vehicles exiting the proposed drive-through into a dead end parking area. There is no indication on the revised plan as to what will replace the parking spaces to be removed, such as landscaping or a plaza area. Although the removal of the spaces will not result in any parking impairment for the site, and would help to alleviate vehicle congestion at the point of exit for the drive-through, there would still be some confusion for vehicles entering and exiting the parking area, and the vehicles exiting the drive-through. Staff cannot support the request for the Waiver, and as site circulation is not adequate to support the addition of a drive-through, is recommending denial of this request. If this request is denied, the site would be required to be brought into compliance with the previously approved Site Development Plan Review, civil plans and building permits.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirements							
Use	Gross Floor Area	Density Ratio	Required		Provided		Compliance
	(sq. ft)		Parking	Ratio	Parking	Ratio	
	1:100	Number of Units	Required	Provided	Required	Provided	
Shopping Center	75,850 SF	1:250	296	8	390*	16*	Y
TOTAL			304		406*		Y
Loading Spaces	75,850 SF		4		6		Y

*Includes the elimination of 10 spaces.

CONDITION CHANGES

Added Condition:

- A. A revised site plan and landscape plan shall be submitted prior to or at the time of building permit submittal to depict the removal of the parking spaces and the addition of landscaping or plaza area acceptable to the Planning and Development Department.

Revised Condition:

3. All development shall be in conformance with the site plan, date stamped 08/12/09, the landscape plan, date stamped 07/24/09, and building elevations, date stamped 05/12/09, except as amended by conditions herein.